



Suite 809, 1 Queens Rd, Melbourne



## NOW LEASED! The Perfect Creative Office

Superior point of difference with its grand 18 foot ceilings, mezzanine level and panoramic Albert Park views.

### Key attributes include:

- Large open plan office with mezzanine level for a meeting or break-out area
- Sweeping views over Albert Park Golf Course/Lake to Port Phillip Bay
- Huge windows allowing an abundance of natural light
- Reverse-cycle heating and cooling (controlled independently)

### Key building location and features:

- Only 5 minutes from the Melbourne CBD
- Spectacular views over Port Phillip Bay & Albert Park Lake
- Minutes from Melbourne's major freeways and arterials
- Door step access to an abundance of tram lines
- Located within 100 metres to the nearly completed Anzac Train Station
- Melbourne's best restaurants, bars & cafes within walking distance
- Short stroll to Melbourne's beautiful parks & gardens, including Albert Park & Botanical Gardens

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	886
<b>Office Area</b>	50 m2

### Agent Details

Matt Stedman - 0405 129 100

### Office Details

Cheltenham  
15/148 Chesterville Road  
Cheltenham VIC 3192 Australia  
1300 653 004

